

Station Area Development Projects in Massachusetts

Last Updated: 8/17/2006 Compiled by the Office for Commonwealth Development, this list of proposed, pending and completed station area projects is based on information from: the Boston Redevelopment Authority website; the MBTA real estate division; private developer and municipal government websites; city and town planning departments; and a May 2006 report prepared for ULI Boston District Council entitled, "On the Right Track: Meeting Greater Boston's Transit and Land Use Challenges". To be included on this list, developments in the City of Boston must include at least 100,000 square feet of development and at least 50 units of housing. Development outside of the City of Boston and projects on surplus MBTA land may be of any size, however, the vast majority of these still include at least 50 units of housing. All developments must be located within 1/4 mile of a transit stop. We appreciate corrections and additions. Please send corrections and additions to ocd@state.ma.us.

SITE No.	MUNICIPALITY	TRANSIT STATION	TRANSIT LINE	SERVICE TYPE	PROJECT NAME	PROJECT DESCRIPTION	STATUS *	MBTA Real Estate	HOMES	RETAIL SF	OFFICE SF	Parking (No. spaces)
1	Attleboro	Attleboro	Attleboro/Stoughton Line	Commuter Rail	Attleboro Station TOD	Housing/Mixed Use	P	Yes	310	35,000		1,000
2	Boston (Allston/Brighton)	Reservoir, Cleveland Circle	Green Line	Rapid Transit	Chestnut Hill Waterworks	Mixed Use Residential, Office, Cultural/Museum	UC	No	108			
3	Boston (Back Bay)	Copley Station	Green Line	Rapid Transit	Boylston Street Mixed Use	Mixed use residential, hotel and retail	UC	No	105			
4	Boston (Back Bay)	Back Bay Station	Orange Line	Rapid Transit	Clarendon, The	Residential and restaurant.	I	No	400			
5	Boston (Back Bay)	Copley Station	Orange Line	Rapid Transit	Copley Residences	Renovation/conversion of existing bldg from offices to residential. Existing health club and retail will remain.	I	No	111			
6	Boston (Beacon Hill)	Charles/MGH	Red Line	Rapid Transit	Emerson Place	Affordable rental units	I	No	320			
7	Boston (Chinatown)	Ruggles	Orange Line	Rapid Transit	Kasanof Bakery	Residential/ Retail/ Recreational	I	No	430			
8	Boston (Chinatown)	Chinatown Station	Orange Line	Rapid Transit	Kensington Place	346 rental apartments (15% affordable) in a 30 story, 290' building. Boylston Square improvements, LaGrange Street widened. Liberty Tree Park improvement	I	No	346	4,200		334
9	Boston (Chinatown)	Chinatown Station	Orange Line	Rapid Transit	Liberty Place	Residential building with 398 market-rate rental units and 70 (15%) on-site affordable units.	UC	No	440	6,289		491
10	Boston (Dorchester)	Ashmont	Red Line	Rapid Transit	Ashmont Village	Housing and retail.	I	Yes	116	10,000		93
11	Boston (Dorchester)	Potential new stations: Newmarket/Mass Avenue, Four Corners, Talbot Avenue, Blue Hill Avenue	Fairmont Line (Proposed)	Commuter Rail	Fairmont Line TOD	Potential for new development around 4 new transit station on proposed Fairmount ("indigo") Line	P	Yes				
12	Boston (Dorchester)	Uphams Corner	Red Line	Rapid Transit	Dudley Village	Mixed Use with Affordable Housing and Retail	I	No	50	6,500		59
13	Boston (Downtown)	Park Street	Red/Green Line	Rapid Transit	45 Province Street	31-story mixed use project with street level retail, residential, and health club	I	No	150			
14	Boston (Downtown)	South Station	Red Line	Rapid Transit	500 Atlantic	Hotel/Residential/Mixed Use-Retail	UC	No	140			375
15	Boston (Downtown)	South Station	Red Line	Rapid Transit	Russia Wharf	Mixed use residential, office and hotel	I	No	50		500,000	512
16	Boston (Downtown)	South Station	Red Line	Rapid Transit	South Station Air Rights	Mixed use residential, hotel and office development in air rights above South Station.	I	Yes	127		1,075,000	905
17	Boston (Downtown)	South Station	Red Line	Rapid Transit	Two Financial Center		I	No	162			

*Status: C=completed; UC=under construction; I=implementation (i.e., permitting, RFP), P=planning

Note: Projects in planning and implementation are subject to local review and approval and are therefore subject to change.

Station Area Development Projects in Massachusetts

SITE No.	MUNICIPALITY	TRANSIT STATION	TRANSIT LINE	SERVICE TYPE	PROJECT NAME	PROJECT DESCRIPTION	STATUS *	MBTA Real Estate	HOMES	RETAIL SF	OFFICE SF	Parking (No. spaces)
18	Boston (East Boston)	Maverick Station	Blue Line	Rapid Transit	Clippership Wharf	Mixed Use water front develop w/Afford housing, retail, recreational, and community uses	P	No	400			670
19	Boston (East Boston)	Maverick Station	Blue Line	Rapid Transit	Hodge Boiler Works	East Boston Waterfront development with approximately 116 condomimums, 8 bed & breakfast units and marina.	I	No	116			164
20	Boston (East Boston)	Maverick Station	Blue Line	Rapid Transit	Portside at Pier One	Mixed Use Residential, Retail, Rec/Community Uses	P	No	490			754
21	Boston (Fenway)	Kenmore Station	Green Line	Rapid Transit	1330 Boylston Street	Mixed use development consisting of 215 residential units, first floor retail, approximately 88,000 square feet of medical and/or office uses.	I	No	210		88,000	293
22	Boston (Fenway)	Kenmore Square	Green Line	Rapid Transit	Fenway Mixed Use	Residential, Retail	UC	No	580	53,000		498
23	Boston (Mattapan)	Central Ave	Red Line	Rapid Transit	Mattapan Heights Phase II	Mixed income rental housing.	I	No	83			
24	Boston (Mattapan)	Central Ave	Red Line	Rapid Transit	Mattapan Heights Phase III	Affordable rental units at 60%AMI.	I	No	73			
25	Boston (Mattapan)	Mattapan	Red Line	Rapid Transit	Mattapan Square TOD	Housing (13.3% Affordable) + Retail	I	Yes	132	5,000		
26	Boston (Mission Hill)	Roxbury Crossing	Orange Line	Rapid Transit	Terrace Street - Pickle Factory	Development of 175 artist housing units along with 84 underground parking spaces.	I	No	175			84
27	Boston (North End)	North Station	Orange/Green Line	Rapid Transit	Canal Street/Bullfinch Triangle (Air Rights)	Housing/Mixed Use	I	Yes	397	51,750		118
28	Boston (North End)	North Station	Orange/Green Line	Rapid Transit	Lovejoy Wharf-Hoffman Building	Mixed Use Residential, Retail	P	No	250			
29	Boston (North End)	North Station	Orange/Green Line	Rapid Transit	Nashua Street Residences	Mixed Use Residential Retail, 37 stories	I	Yes	375	8,000		
30	Boston (Roxbury)	Silver line: Albany and Northampton Streets	Silver Line	Rapid Bus Transit	Albany Fellows Mixed Use	Mixed use with residential (approximately 265 units), Backstreets (approx. 29,000 SF), and retail (approximately 8,000)	I	No	265	8,000		322
31	Boston (Roxbury)	Dudley Station	Silver Line	Rapid Bus Transit	Bartlett Yard	Mixed use housing, retail, possibly other	P	Yes	250			
32	Boston (Roxbury)	Jackson Square	Orange Line	Rapid Transit	Jackson Square	Affordable housing apartments, retail and recreational/community uses	P	Yes	430		97,000	
33	Boston (Roxbury)	Ruggles Station	Orange Line	Rapid Transit	P-3		P		140		100,000	

*Status: C=completed; UC=under construction; I=implementation (i.e., permitting, RFP), P=planning
Note: Projects in planning and implementation are subject to local review and approval and are therefore subject to change.

Station Area Development Projects in Massachusetts

SITE No.	MUNICIPALITY	TRANSIT STATION	TRANSIT LINE	SERVICE TYPE	PROJECT NAME	PROJECT DESCRIPTION	STATUS *	MBTA Real Estate	HOMES	RETAIL SF	OFFICE SF	Parking (No. spaces)
34	Boston (South Boston)	Broadway Station	Red Line	Rapid Transit	Court Square Press	Residential w/ retail	C	No	130	4,000		
35	Boston (South Boston)	Broadway Station	Red Line	Rapid Transit	Court Square Press Phase II	144 Condominium units	I	No				
36	Boston (South Boston)	Courthouse Station	Silver Line	Rapid Bus Transit	Fan Pier	Mixed Use Residential, Retail, Hotel, Office, Cultural	P	No	675	134,420	1,223,380	
37	Boston (South Boston)	World Trade Center	Silver Line	Rapid Bus Transit	Park Lane Seaport	Residential with Affordable housing	C	No	465			
38	Boston (South Boston)	Courthouse Station	Silver Line	Rapid Bus Transit	Pier 4	Mixed Use Residential, Retail, Office	P	No	200		385,000	
39	Boston (South Boston)	Broadway Station	Red Line	Rapid Transit	Residences at 50 W. Broadway, The	Mixed-use residential/commercial	I	No	127	3,546		142
40	Boston (South Boston)	World Trade Center	Silver Line	Rapid Bus Transit	Waterside Place	750,000sf retail mall, including department store, cinema, restaurants and shops; 209 residential units; 20,000 sf visitor center.	I	No	209	750,000	20,000	2,350
41	Boston (South End)	Back Bay	Orange Line	Rapid Transit	Columbus Center (Air Rights)	Housing; Hotel; Commercial; Betterments for MBTA transit system	I	Yes	451	39,400		917
42	Boston (South End)	Silver Line T-stop: Washington Street @ E. Berkeley St	Silver Line	Rapid Bus Transit	Gateway Terrace	Mixed Use Residential (10% Affordable), Retail	UC	No	133	15,000		180
43	Boston (South End/Bay Village)	Silver Line T-stop: Washington Street @ Worcester St	Silver Line	Rapid Bus Transit	Harrison Commons	Residential (10% Affordable)	UC	No	190			
44	Braintree	Weymouth Landing	Greenbush Line	Commuter Rail	Weymouth Landing	25 - 40 Residential units	I	Yes	25			
45	Brockton	Brockton Station	Middleborough/Lakeville Line	Commuter Rail	Lofts at SoCo	Residential	C	No	64			
46	Brockton	Campello	Middlebough/Lakeville Line	Commuter Rail	Walkover Commons	Residential	C	No	80			
47	Cambridge	Alewife	Red Line	Rapid Transit	Cambridge Park Place	Residential	C	No	311			
48	Cambridge/Somerville	Porter Square	Red Line	Rapid Transit	Porter Square/Air Rights	Leslie University Expansion	P	Yes				
49	Cambridge/Somerville/Boston	Lechmere	Green Line	Rapid Transit	North Point	Mixed Use Residential, Retail, Office, Parks	UC	Yes	2,500	75,000	2,200,000	
50	Canton	Canton Center	Attleboro/Stoughton Line	Commuter Rail	Village at Forge Pond		C	No	35			

*Status: C=completed; UC=under construction; I=implementation (i.e., permitting, RFP), P=planning
Note: Projects in planning and implementation are subject to local review and approval and are therefore subject to change.

Station Area Development Projects in Massachusetts

SITE No.	MUNICIPALITY	TRANSIT STATION	TRANSIT LINE	SERVICE TYPE	PROJECT NAME	PROJECT DESCRIPTION	STATUS *	MBTA Real Estate	HOMES	RETAIL SF	OFFICE SF	Parking (No. spaces)
51	Chelsea	No's 111, 116, & 117 Buses	Various Bus Lines	111, 116, & 117 Bus Lines	Janus Rental Housing	Affordable Rental Housing	I	No	18			
52	Chelsea	No's 111, 116, & 117 Buses	Various Bus Lines	111, 116, & 117 Bus Lines	Atlas Housing	Market rate, mixed income, and affordable ownership and rental housing.	I	No	102			
53	Dedham	Dedham Corp Center	Forge Park/495 Line	Commuter Rail	Jefferson At Dedham Station	Residential	UC	No	300			
54	Dedham	Readville	Forge Park/495 Line	Commuter Rail	Readville	106 unit residential development.	I	Yes	106			
55	Franklin	Franklin	Forge Park/495 Line	Commuter Rail	Franklin Center Commons	Mixed use office, retail and residential	P	No	57			
56	Gloucester	Gloucester	Rockport Line	Commuter Rail	Station Place, Railroad Avenue		UC	Yes	7	6,000		
57	Haverhill	Haverhill Station	Haverhill Line	Commuter Rail	Haverhill Lofts	Residential	UC	No	32			
58	Haverhill	Haverhill Station	Haverhill Line	Commuter Rail	Stoller Building	Renovation of 8 story building for residential apartments	P	No	288			
59	Haverhill	Haverhill Station	Haverhill Line	Commuter Rail	Cabot House	Renovation of old furniture building into apartment housing.	?	No	146			
60	Hingham	Hingham Shipyard	Ferry	Ferry	Hingham Shipyard (Sea Chain Project)	Near Water Shuttle Service; housing/mixed use	I	Yes	500			
61	Lakeville	Lakeville Station	Middlebough/Lakeville Line	Commuter Rail	Residences at Lakeville Station	Residential	P	No	192			
62	Lawrence	Mcgovern Intermodal Transportation center	Haverhill Line	Commuter Rail	Monarch on the Merrimack	Residential/ Retail/ Recreational	UC	No	200			
63	Malden	Malden Center	Orange Line	Rapid Transit	Pleasant Street Apartments	Residential/Retail	UC	No	204			
64	Malden	Malden Center	Orange Line	Rapid Transit	Ten Florence at Central Place	Residential	C	No	60			
65	Manchester-By-the-Sea	Manchester	Rockport Line	Commuter Rail	10 and 12 Summer Street	21 apartments units (80% Affordable) at 12 Summer Street and 18 condominiums for first time home buyers above commercial at 10 Summer St.	UC	No	39			
66	Mansfield	Mansfield	Attleboro/Stoughton Line	Commuter Rail	Mansfield	Mixed Use Housing, Retail, Commuter Parking	P	Yes	100	50,000	110,000	

*Status: C=completed; UC=under construction; I=implementation (i.e., permitting, RFP), P=planning
Note: Projects in planning and implementation are subject to local review and approval and are therefore subject to change.

Station Area Development Projects in Massachusetts

SITE No.	MUNICIPALITY	TRANSIT STATION	TRANSIT LINE	SERVICE TYPE	PROJECT NAME	PROJECT DESCRIPTION	STATUS *	MBTA Real Estate	HOMES	RETAIL SF	OFFICE SF	Parking (No. spaces)
67	Medford	Wellington Station	Orange Line	Rapid Transit	Station Landing	Mixed Use Residential, Retail, Office, Open Space	UC	Yes	650	100,000		1,824
68	Milton	Milton Village	Red Line	Rapid Transit	Residences at Milton Landing	Residential/Retail	C	No	73			
69	Newbury/Newburyport	Newburyport Station	Newburyport Line	Commuter Rail	Newbury/Newburyport	Mixed Use Residential and Commercial	P	No	600			
70	Salem	Salem Station	Rockport Line	Commuter Rail	Jefferson At Salem Station	Multifamily Residential	C	No	266			
71	Newton	Woodland	Green Line	Rapid Transit	ArborPoint at Woodland Station	Residential (25% Affordable) New Parking Garage for MBTA	C	Yes	180			
72	Norwood	Norwood Depot	Commuter Rail-	Commuter Rail	Residences at Norwood Crossing	Residential	P	No	105			
73	Plymouth	Plymouth	Plymouth Line	Commuter Rail	Cordage Park	Residential, Retail, Recreational and Mixed-Use		No	675	50,000	600,000	
74	Quincy	North Quincy	Red Line	Rapid Transit	Grantie Loft Condominiums	Residential/Retail	C	No	74			104
75	Quincy	Quincy Center	Red Line	Rapid Transit	Quincy Center	Station area improvements and zoning changes to enhance TOD opportunities at the station.	P	Yes				
76	Quincy	Quincy Center	Red Line	Rapid Transit	Residences at Monroe Place	Residential/Retail	C	No	101	6,664		125
77	Quincy	Quincy Center	Red Line	Rapid Transit	Ten Faxen Apartemnts	Retail, Residential, Mixed-Use	C	No	200			204
78	Revere	Wonderland	Blue Line	Rapid Transit	Wonderland Station TOD	Hotel/Residential/Mixed Use + Parking Garage for MBTA	I	Yes				
79	Somerville	Potential New Station on Orange Line	Orange Line	Rapid Transit	Assembly Square	Retail, Residential, Mixed-Use	P	No	1,332	1,000,000		
80	Westborough	Westborough	Worcester Line	Commuter Rail	Westborough Village	Residential	I	No	324			
81	Westwood	Route 128 Station	Attleboro/Stoughton Line	Commuter Rail	Westwood Station	Mixed Use Residential, Retail and Office Development	P	Yes	1,000	1,250,000	1,650,000	
82	Weymouth/Abington/ Rockland	South Weymouth	Plymouth Line	Commuter Rail	S. Weymouth Naval Air Station Village Center	Mixed Use Residential, Retail, Office, Open Space/Recreation	I	Yes	2,850	500,000	1,500,000	
83	Worcester	Union Station	Worcester Line	Commuter Rail	CitySquare	Mixed Use Residential, Retail, Office-Medical	P	No	900	407,000	1,000,000	
					TOTALS				25,007	4,578,769	10,548,380	12,518

*Status: C=completed; UC=under construction; I=implementation (i.e., permitting, RFP), P=planning
Note: Projects in planning and implementation are subject to local review and approval and are therefore subject to change.